



Dawsons

estate agents



128 South Quay Kings Road, Marina, Swansea, SA1 8AL

- EPC RATING - B
- WATER VIEWS
- TWO BEDROOM
- MASTER EN-SUITE
- TWO SIT OUT BALCONIES
- LOUNGE DINER
- OPEN PLAN KITCHEN
- ALLOCATED UNDERGROUND PARKING
- LIFT ACCESS



£187,950

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
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HALLWAY

Down lights. Video entry system. Wall mounted consumer unit. Electric heater. Door to cupboard housing hot water tank and provisions for washer/dryer.

BATHROOM

White suite comprising W.C., pedestal wash hand basin and panelled bath with shower over and glass shower screen. Chrome heated towel rail. Tiled floor. Part tiled walls. Shaver point. Down lights.

MASTER BEDROOM 19'1 Max x 12'2 Max (5.82m Max x 3.71m Max)

Double-glazed French door leading to a sit out balcony with views of the water. Electric heater. TV and telephone points. Door to:-

ENSUITE

White suite comprising W.C., pedestal wash hand basin and step in shower cubicle. Chrome heated towel rail. Tiled floor. Down lights

BEDROOM TWO 14'2 Max x 11'5 (4.32m Max x 3.48m)

Double-glazed window with water views. Down lights. Electric heater.

LOUNGE DINER 18'2 X 16'3 (5.54m X 4.95m)

Double glazed window to side with water views and french door leading to a sit out balcony with water views. TV and telephone point. Electric heater. Laminate flooring. Open plan to;

KITCHEN

A range of white high gloss wall, base and drawer units with a grey work top. Stainless steel oven. Four ring electric hob with stainless steel extractor hood and stainless steel splash back. Stainless steel sink with mixer tap. Integrated dishwasher and fridge/freezer. Down lights. Laminate flooring.

EXTERNAL

Secure underground allocated parking space.

TENURE: Leasehold
Lease term 125 years
Service charge £1948 per annum
Ground rent £150 per annum

COUNCIL TAX: E

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 653100

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

